

Chapter 2: Population

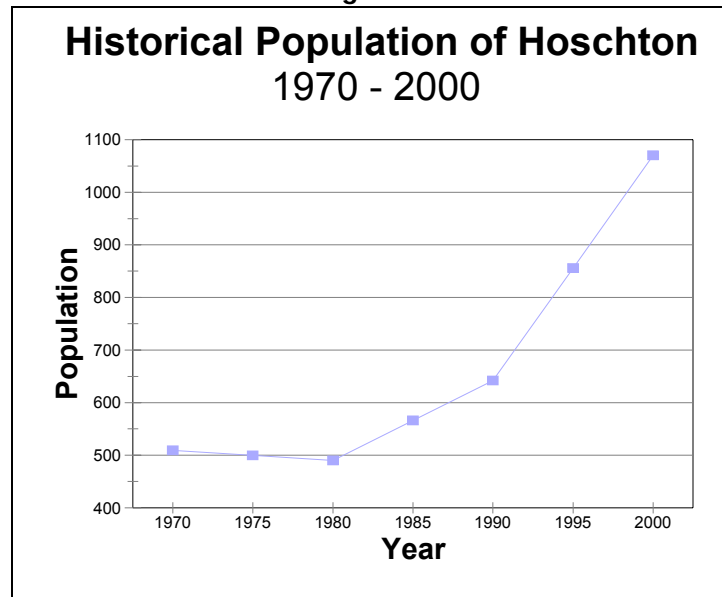
Introduction

The population element provides the City of Hoschton with the opportunity to inventory and assess various population trends and characteristics. The information provided in the population element will form the basis for several planning decisions on the Economic Development, Community Facilities, Housing and Land Use elements of the comprehensive plan. A community's future goals are largely dependent on population growth rates and demographic patterns. This chapter will analyze past and present population trends to determine future population projections. Components of this element include: population, households, age distribution, racial composition, education attainment, and personal/household income levels (See section "Population Trends").

Table 1 and Figure 1 show the historical population of Hoschton from 1970 through 2000 in comparison with other areas.

Table 1 Total Population, 1970 - 2000				
Year	Hoschton	Jackson County	Georgia	Northeast Georgia
1970	509	21,093	4,589,575	224,923
1975	500	23,218	5,026,340	250,186
1980	490	25,343	5,463,105	275,449
1985	566	27,674	5,970,661	301,832
1990	642	30,005	6,478,216	328,214
1995	856	35,797	7,332,335	383,257
2000	1070	41,589	8,186,453	438,300
Percent Change				
1970 - 1980	-3.73	20.15	19.03	22.46
1980 - 1990	31.02	18.4	18.58	19.16
1990 - 2000	66.67	38.61	26.37	33.54
Source: U.S. Census, 1970 - 2000				

Figure 1



The City of Hoschton, like most of the smaller towns of Northeast Georgia, grew slowly or declined in population during the 1970's and preceding decades. In 1980, however, the explosive expansion of the Atlanta Metropolitan Area reached Jackson County, and Hoschton's population began to grow at an accelerated pace. It grew 31% from 1980 to 1990 and by 67% from 1990 to 2000. Most of the growth came from people moving into the town. Tables 2 and 3 show the source of growth from 1990 - 2000. More than 85% was from net in-migration. In the 2000 Census, nearly 40% of Hoschton's residents reported that they had lived in a different county five years earlier. Hoschton lost population in the 1970's, but has grown significantly faster, in terms of percent increase, than either Jackson County or Georgia as a whole during the past two decades.

Table 2 Composition of Population Increase 1990 - 2000			
Number by Natural Increase	% Natural Increase	Number by Net Migration	% Migration
344	14.2	2077	85.8
Source: Georgia County Guide, 2002			

Table 3 Evidence of Mobility (2000)		
Residence in 1995	Number	Percent
Same house	546	53.0
Same county	87	8.4
Different county in GA	317	30.7
Different state	53	5.1
Foreign	28	2.7
Source: U.S. Census, 2000		

Population Projections

The future population of Hoschton was projected using several methods. The results are shown in Table 4 and graphically in Figure 2.

Series A used linear regression based on historical trends from 1970 to 2000.

Series B also used the historical population 1970 - 2000, but fitted an exponential curve to the data. The exponential curve was a closer fit to the pattern shown in the past (rapidly increasing growth).

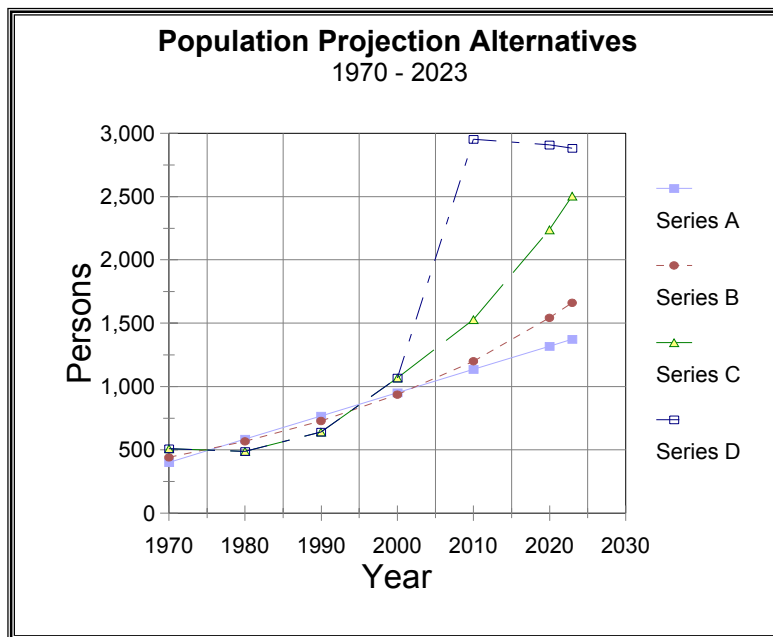
Series C was produced using the population growth model used by the Northeast Georgia Regional Development Center. This series projected the most rapid growth rate, based on a growth curve derived from a multi-county region.

Series D was based on an examination of vacant land and land uses in the city. It was found that there was limited land that was vacant and unused and/or presently in agriculture or forest that might be re-developed for residential use. The comprehensive plan advisory committee, in consultation with NEGRDC staff, evaluated the developable land, estimated the probable density of housing units, and projected a probable population per household (see "Households"). From these data, the population of Hoschton at build-out was calculated. Note that the land area of the city is expected to be built out before 2010 and thereafter the population is projected to decline slightly as household size decreases.

Series D was selected by the committee as the most probable scenario for population growth in the future. For Hoschton to grow to more than the projected population either the city would have to annex additional land or the land use mix in the community would have to differ from what is planned.

Table 4 Hoschton Population Projection Alternatives					
Year	Historical	Series A	Series B	Series C	Series D
1970	509	403	442	509	509
1980	490	586	568	490	490
1990	642	770	729	642	642
2000	1,070	953	936	1,070	1,070
2010		1,137	1,202	1,530	2,955
2020		1,320	1,543	2,240	2,909
2023		1,375	1,663	2,507	2,882
Sources: U.S. Census, 1970 – 2000; NEGRDC, 2003					

Figure 2



Households

Table 5 shows the historical number of households and average household size in Hoschton from 1970 through 2000. It also shows three alternative projections of household size. Figure 3 displays these alternatives in graphical form. Table 5A shows the change in household size in Hoschton in comparison to other areas.

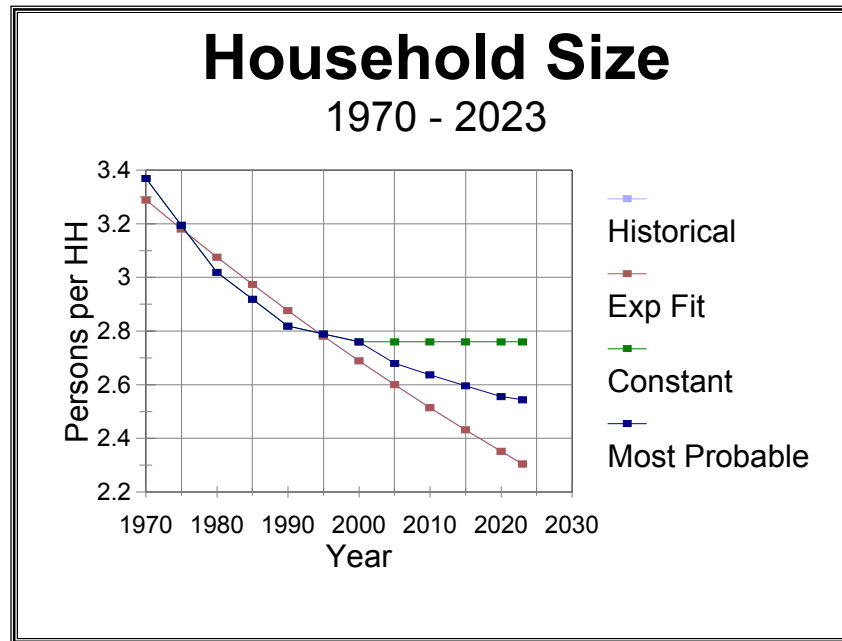
Household sizes in both the United States and Georgia have declined in the past three decades, due to a higher percentage of single-person households, an older population profile, and a trend toward smaller families. The trend is reflected in Hoschton. In Hoschton, the trend is partially offset by the in-migration of middle-aged persons in the prime employment years, which tend to be the most mobile portion of the population and who also tend to have children in the household. Hoschton has larger households than the state, region, or Jackson County, and the household size has not declined as rapidly as the household sizes of the region and state.

The advisory committee considered three projections of household size. One possibility considered was to assume that household size would remain constant. This seemed unlikely. The second series fit an exponential curve to the historical data (which proved a much better statistical fit than a linear regression). This method assumes that the trend seen in the past three decades will continue through the plan horizon (2023). The practical limit of one person per household, however, imposes a restriction on this method. It seemed unlikely to the committee that the decline in household size would continue for the next two decades. The third method, therefore, was to calculate the mid point between the regression line and the constant value. This is a very approximate way of projecting household size, but it seemed to be the most probable series. This series was chosen by the committee and was used to calculate population projections based on build out of developable land (see "Population Projections").

Table 5 Households In Hoschton, 1970 - 2023					
	Households	HH Size			
Year		Historical	Exp Fit	Constant	Most Probable
1970	151	3.37	3.29	3.37	3.37
1975	160	3.20	3.18	3.20	3.20
1980	168	3.02	3.08	3.02	3.02
1985	198	2.92	2.97	2.92	2.92
1990	228	2.82	2.88	2.82	2.82
1995	228	2.79	2.78	2.79	2.79
2000	388	2.76	2.69	2.76	2.76
2005	738		2.60	2.76	2.68
2010	1138		2.52	2.76	2.64
2015	1138		2.43	2.76	2.60
2020	1138		2.35	2.76	2.56
2023	1138		2.31	2.76	2.54
Sources: U.S. Census, 1970 – 2000; NEGRDC, 2003					

Table 5A Comparison of Household Size 1970 -2000				
	1970	1980	1990	2000
Hoschton	3.4	3.0	2.8	2.8
Jackson	3.1	2.8	2.5	2.7
Region	3.1	2.8	2.5	2.2
State	3.3	2.8	2.7	2.7
U.S.	3.1	2.8	2.6	2.6
Source: U.S. Census				

Figure 3



Age of the Population

The trends and projections for Hoschton's age distribution are given in Tables 6, 7, and 8 and shown graphically in Figures 4 and 5. The aging of the United States population is well known. During the 1970's and 1980's, Hoschton, like many small towns in Northeast Georgia, also experienced net out-migration of certain age groups, primarily the middle-aged persons of prime employment age. The in-migration of middle-aged persons, many with children, has caused an increase in certain age groups in the late 1980's and 1990's. However, too much attention should not be attached fluctuations in these figures because the size of the population in Hoschton is small.

Projections of the age distribution were made by performing a linear regression analysis on the percentage of the population in each age group over time and then multiplying the resulting percentage by the total projected population. The median age was projected by performing a linear regression on the historical data for median age. In summary, Hoschton can expect its population to become older on average, and to have a higher percentage of persons 55-64 and 65 and over in the population.

Table 6
Hoschton Population Distribution by Age
1970 – 2000

Age Group	1970	1975	1980	1985	1990	1995	2000
0-4	44	31	18	33	47	62	77
5-14	129	114	99	103	107	145	182
15-24	75	83	91	92	93	112	130
25-34	57	50	43	83	122	139	155
35-44	58	67	75	73	70	121	171
45-54	47	50	52	64	76	104	131
55-64	54	56	57	52	47	79	111
65 +	48	51	54	67	80	97	113
Sources: U.S. Census, 1970 – 2000; NEGRDC, 2003.							

Table 7
Age Distribution of the Population
by Percent

Age Group	1970	1980	1990	2000
0-4	8.6	3.7	7.3	7.2
5-14	25.2	20.2	16.7	17.0
15-24	14.6	18.6	14.5	12.1
25-34	11.1	8.8	19.0	14.5
35-44	11.3	15.3	10.9	16.0
45-54	9.2	10.6	11.8	12.2
55-64	10.5	11.7	7.3	10.4
65 +	9.4	11.0	12.5	10.6
Source: U.S. Census, 1970 - 2000				

Table 8 Hoschton Median Age 1970 - 2023	
Year	Median Age
1970	26.4
1975	30.0
1980	33.6
1985	32.4
1990	31.1
1995	32.8
2000	34.5
2005	35.4
2010	36.4
2015	37.4
2020	38.4
2023	39.0
Sources: U.S. Census 1970 – 2000; NEGRDC	

Figure 4

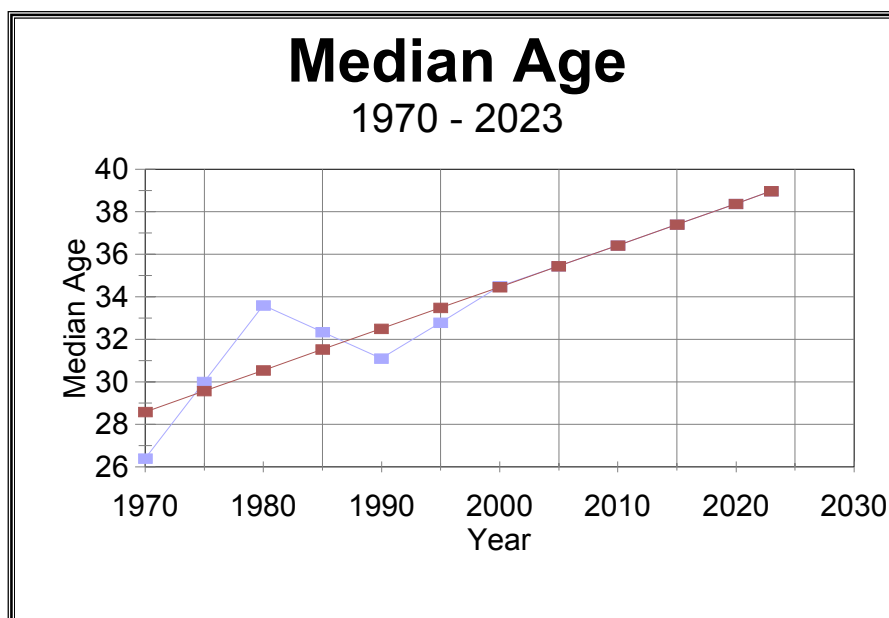


Figure 5

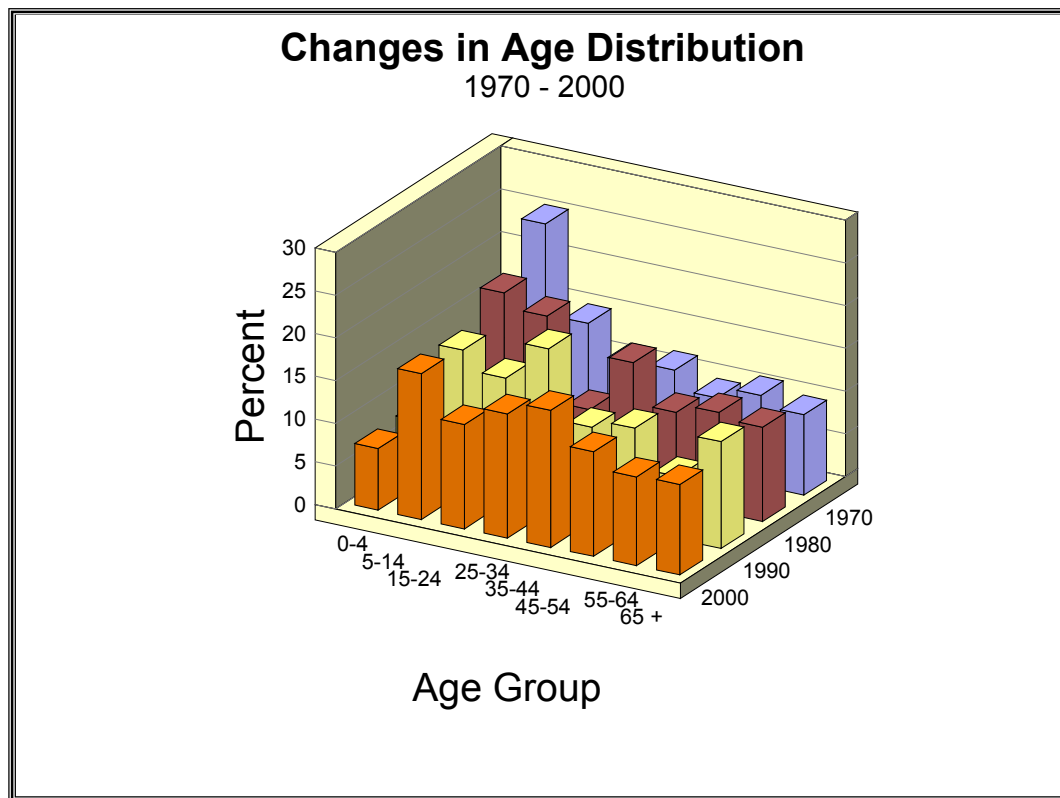


Table 9 Projected Age Distribution by Percent, 2005 - 2023					
Age Group	2005	2010	2015	2020	2023
0-4	6.6	6.6	6.5	6.5	6.5
5-14	14.2	12.7	11.3	9.9	9.1
15-24	12.6	12.1	11.5	10.9	10.6
25-34	17.4	18.4	19.4	20.4	21.1
35-44	15.3	15.8	16.2	16.7	17.0
45-54	13.1	13.6	14.1	14.6	14.9
55-64	9.0	8.8	8.5	8.3	8.1
65 +	11.9	12.1	12.4	12.6	12.8
Source: Linear regression of distribution over time, NEGRDC, 2003.					

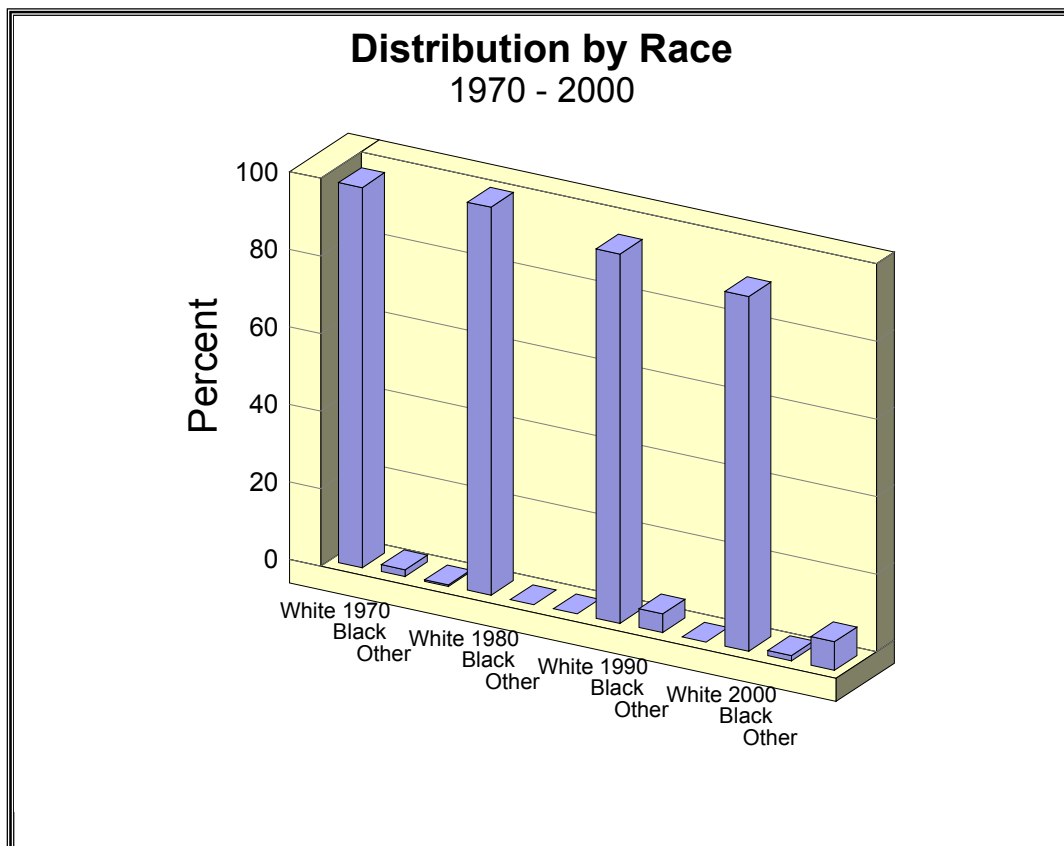
Racial Distribution of the Population

Table 10 shows the number and percent of Hoschton's population by race from 1970 through 2000. The town is predominantly white, but racial diversity has increased over the past three decades. Note that the 2000 Census was the first to allow people to indicate their race as "more than one race." Those figures have been included in the "Other" racial category in Table 10, and these persons account for most of the increase in that category from 1990 to 2000. Hoschton has less racial diversity, measured as percent non-white population, than Jackson County, the region, or the state. However, Hoschton's percentage of non-white population is slowly approaching Jackson County's average.

Table 10 Racial Distribution of the Population, 1970 - 2000												
	1970			1980			1990			2000		
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other
Hoschton	448	61	0	431	58	0	577	58	7	999	52	19
Percent	97.9	1.8	0.3	100.0	0.0	0.0	95.2	4.8	0.0	91.4	1.3	7.3
Jackson Percent	87.2	12.8	0.0	89.1	10.9	0.0	89.8	9.7	0.5	89.0	7.8	2.2
Georgia Percent	73.9	25.9	0.2	73.2	26.6	0.2	72.3	26.9	0.8	65.5	28.7	5.8

Source: U.S. Census, 1970 - 2000

Figure 6



Income of the Population

Table 11 and Table 12 show some indicators of income for Hoschton in comparison with Jackson County and the state as a whole. Very few conclusions can be drawn from the data due to the small sample size of households in Hoschton. However, in general the data show that while Hoschton has a per capita income only slightly higher than the state, it has a significantly higher median household income. The household income data in Table 11 reveal that the city has a higher percentage of incomes above \$75,000 than either the state or the county although its middle-income households are below or about the same as the state's and county's.

Table 11 Distribution of Household Income by Percent of Households Hoschton, Jackson County, and the State 1999			
Income Groups	Hoschton	Jackson County	Georgia
< \$10,000	11.9	10.8	10.1
\$10,000 - \$14,999	5.8	6.7	5.9
\$15,000 - \$24,999	11.3	13.4	12.3
\$25,000 - \$34,999	6.3	12.7	12.6
\$35,000 - \$49,999	14.5	17.9	16.7
\$50,000 - \$74,999	21.9	21.7	19.7
\$75,000 - \$99,999	13.2	8.8	10.4
\$100,000 - \$149,999	8.7	5.2	7.8
\$150,000 and above	6.3	2.6	4.6
Source: 2000 Census.			

Table 12 Comparison of Household Incomes Hoschton, Jackson County, and the State 1999							
	1969	1974	1979	1984	1989	1994	1999
Per Capita Income							
Hoschton	NA	NA	7,824	8,249	8,674	15,545	22,416
Jackson County	5,619	6,087	6,555	7,442	8,328	13,068	17,808
Georgia	6,827	7,298	7,769	9,099	10,429	15,792	21,154
Median HH Income							
Hoschton	NA	NA	21,624	19,891	19,510	35,068	50,625
Jackson County			18,944	20,792	22,640	24,339	40,349
Georgia			22,358	25,261	28,164	35,299	42,433
Source: 2000 Census							

Educational Attainment of the Population

Table 13 compares the educational attainment of Hoschton's adult population with the nation, the state, and the Northeast Georgia region as well as with Hoschton's past educational attainment in 1990 (the only previous Census for which these data are available for Hoschton). In general, Hoschton's population is better educated than the state as a whole and the region. Hoschton has a lower percentage of college graduates than the region or the nation, but exceeds the state in this regard. Hoschton's population has shown significant improvement in educational attainment since 1990, probably as a result of persons with more educational attainment moving in, the passing away of generations who lacked higher educational opportunities, and better programs for encouraging completion of high school and matriculation to post-secondary schools.

Hoschton does not operate a school system, and the city is located entirely in Jackson County. Table 14 shows some measures of educational attainment for Jackson County, the Northeast Georgia region and the state. The small differences between Jackson County schools and the region and state averages are not significant. Jackson County schools perform at about the level of the region average and the state.

Table 13					
Educational Attainment of Persons 25 Years and Over					
	Elem 0-8	HS 1-3	HS Grad	Coll 1-3	Coll Grad+
Nation	7.6	13.8	28.7	20.4	29.5
State	8.3	18.2	35.6	20.6	17.2
Region	8.5	16.9	32.6	18.1	23.9
Jackson County	11.5	20.5	35.5	16.9	11.7
Hoschton, 2000	7.6	13.2	35.8	22.1	21.3
Hoschton, 1990	18.7	27.8	29.1	11.7	12.7
Source: U.S. Census, 1990 and 2000.					

Table 14				
Measures of Academic Attainment, Jackson County and Other Areas				
	Class Completion 1997 - 2001 (%)	% of Graduating Class Attending Post-secondary Schools, 2001	Dropout Rates, Grades 9 - 12	% Passing All Four Graduation Tests on First Attempt
Region Average	69.3	42	6.9	62
State	71.1	45	6.4	65
Jackson County	74.4	41	9.7	67
Source: Georgia County Guide, 2002.				